

\$430,000 - 1203, 42 Cranbrook Gardens Se, Calgary

MLS® #A2269195

\$430,000

2 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

OPEN HOUSE-SATURDAY NOVEMBER 22ND 1-3 PM - Discover refined living at this bright and beautifully maintained NW corner unit in Riverstone Manor offering over 1,040 sq. ft. of thoughtfully designed living space, with an exceptional layout and an ultra-private position in the building. Featuring 2 spacious bedrooms, 2 full bathrooms, and a full-sized laundry room, this home offers both functionality and flow in one of Cranston's most desirable communities.

The welcoming foyer opens into a generous open-concept great room, filled with natural light from walls of windows. The living and dining areas offer flexibility for hosting, relaxing, or working from home. The kitchen connects seamlessly to the main living space and includes full-height cabinetry, quartz countertops, a large island with seating, and modern stainless steel appliances.

Double patio doors lead to a rare 20' x 7' West facing balcony, offering the perfect outdoor extension of your living space, with no direct neighbors beside you, this is one of the most private balconies in the complex. Whether you're sipping your morning coffee or enjoying golden hour sunsets, this space offers peace and open sky every day. Inside, luxury vinyl plank flooring runs throughout, with no carpet in sight. The primary suite includes a walk through closet and a 4-piece ensuite with dual sinks and a walk-in shower. The second bedroom, positioned on the opposite side of the unit for



privacy, offers flexible use as a guest space, office, or den, and is adjacent to a full 4-piece bathroom. The spacious laundry room provides additional storage and everyday convenience.

Additional features include 9' ceilings, ductless A/C, and heated titled underground parking. With Alberta New Home Warranty still in place, you can purchase with peace of mind.

Located steps from the Bow River, Fish Creek Park, and extensive pathway networks, and just minutes from Seton's shops, South Health Campus, and dining, this is maintenance free living in one of Calgary's most tranquil, high demand communities.

Built in 2023

Essential Information

MLS® #	A2269195
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1203, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P9

Amenities

Amenities	Visitor Parking, Bicycle Storage, Elevator(s), Snow Removal
Parking Spaces	1
Parking	Underground, Titled
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer
Heating	Baseboard, Electric
Cooling	Wall Unit(s)
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, BBQ gas line
Roof	Flat, Membrane, Mixed
Construction	Cement Fiber Board, Concrete, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	5
Zoning	M-1
HOA Fees	493
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.